

162.0

0001

0017.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

223,700 /

223,700

223,700 /

223,700

223,700 /

223,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BERNOFF JOSHUA D	
Owner 2: HARDING KIMBERLY A	
Owner 3:	

Street 1: 56 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This Parcel contains 7,304 Sq. Ft. of land mainly classified as Poten. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	Poten. Land		7304		Sq. Ft.	Site		0	70.	0.44	8			Unbuild	-50					223,693						223,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
131	7304.000			223,700	223,700		107921
							GIS Ref
							GIS Ref
							Insp Date
							12/02/99

Total Card	0.168	223,700	223,700	Entered Lot Size
Total Parcel	0.168	223,700	223,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel: N/A

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel: N/A	Land Unit Type:
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Parcel ID 162.0-0001-0017.0

!12638!

USER DEFINED

Prior Id # 1:	107921
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/11/20 02:42:36
Last Rev Date	09/20/00 16:46:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	131	FV		0	7,304.	223,700	223,700	223,700	Year End Roll	12/18/2019
2019	131	FV		0	7,304.	223,700	223,700	223,700	Year End Roll	1/3/2019
2018	131	FV		0	7,304.	198,100	198,100	198,100	Year End Roll	12/20/2017
2017	131	FV		0	7,304.	166,200	166,200	166,200	Year End Roll	1/3/2017
2016	131	FV		0	7,304.	166,200	166,200	166,200	Year End	1/4/2016
2015	131	FV		0	7,304.	143,800	143,800	143,800	Year End Roll	12/11/2014
2014	131	FV		0	7,304.	139,000	139,000	139,000	Year End Roll	12/16/2013
2013	131	FV		0	7,304.	132,300	132,300	132,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12913-520		12/24/1975		58,500	No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/2/1999		Vacant Lot							263		PATRIOT	
7/6/1987										RJC		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH													
Type:			Full Bath:	Rating:																		
Sty Ht:			A Bath:	Rating:																		
(Liv) Units:		Total:	3/4 Bath:	Rating:																		
Foundation:			A 3QBth:	Rating:																		
Frame:			1/2 Bath:	Rating:																		
Prime Wall:			A HBth:	Rating:																		
Sec Wall:		%	OthrFix:	Rating:																		
Roof Struct:			OTHER FEATURES			RESIDENTIAL GRID																
Roof Cover:			Kits:	Rating:		1st Res Grid	Desc:	# Units:														
Color:			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:			Fpl:	Rating:		Other																
GENERAL INFORMATION			WSFlue:	Rating:		Upper																
CONDO INFORMATION						Lvl 2																
Grade:						Lvl 1																
Year Blt:		Eff Yr Blt:				Lower																
Alt LUC:		Alt %:				Totals	RMs:	BRs:	Baths:	HB												
Jurisdct:		Fact:				REMODELING			RES BREAKDOWN													
Const Mod:						Exterior:	No Unit	RMS	BRS	FL												
Lump Sum Adj:						Interior:																
INTERIOR INFORMATION						Additions:																
Avg Ht/FL:			Phys Cond:	0.0	%	Kitchen:																
Prim Int Wall			Functional:		%	Baths:																
Sec Int Wall:		%	Economic:		%	Plumbing:																
Partition:			Special:		%	Electric:																
Prim Floors:			Override:		%	Heating:																
Sec Floors:		%	Total:		0	General:																
Bsmnt Flr:			CALC SUMMARY			COMPARABLE SALES			SUB AREA													
Subfloor:			Basic \$ / SQ:			Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL											
Bsmnt Gar:			Size Adj.: 1.00000000								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Electric:			Const Adj.: 16.00000000																			
Insulation:			Adj \$ / SQ:																			
Int vs Ext:			Other Features: 0																			
Heat Fuel:			Grade Factor:																			
Heat Type:			NBHD Inf: 1.00000000																			
# Heat Sys:			NBHD Mod:																			
% Heated:		% AC:	LUC Factor: 1.00																			
Solar HW:		Central Vac:	Adj Total: 0																			
% Com Wall		% Sprinkled:	Depreciation: 0																			
			Deprecated Total: 0																			
MOBILE HOME			Make:			Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS												PARCEL ID			IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:						Total:											